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Grove Road, Surbiton, KT6 4BZ

An exceptional, beautifully presented spacious one-bedroom upper ground floor conversion apartment with many original period features and a parking space. Set in a grand detached Victorian house. Located on one of Surbiton's desirable tree-lined river roads. The mainline station, high street and the Thames are within a short walk. The many benefits include a stunning reception room with a magnificent bay window, original shutters, a grand marble fireplace and a beautiful decorative cornice. A separate contemporary, L-shaped white kitchen with integral appliances. A double bedroom with built-in wardrobes. A modern white bathroom with a shower over the bath. Gas central heating, a parking space to the rear and a bike store. Council tax band B. Sold with a Share of the Freehold and a New Lease in excess of 900 years. We are informed the service charge is £1912 pa. A lovely home.

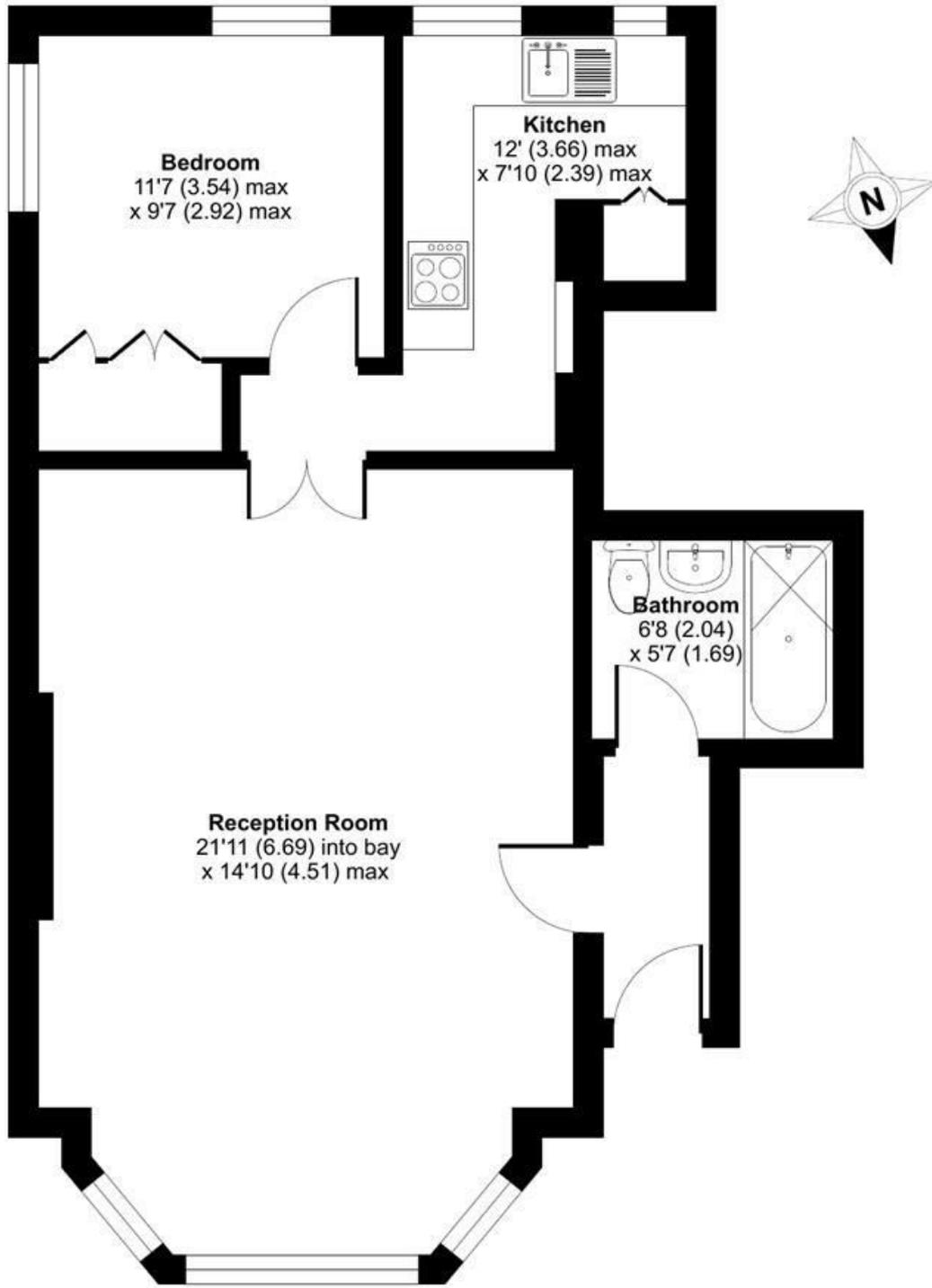
Guide Price £375,000 Leasehold - Share of Freehold

EPC Rating: D

Grove Road, Surbiton, KT6

Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1306110

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 58 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |